CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

1967

SAN FRANCISCO DEPARTMENT OF CITY PLANNING, MARCH 1968

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SUMMARY

1. During 1967, changes in San Francisco's housing supply were small when viewed in relation to the total housing inventory.

2. New construction in 1967 added only 1,297 units, the lowest level of production recorded over the past seven years.

3. High construction costs, a scarcity of vacant land, and the tight money market have contributed to the slowdown of residential construction in San Francisco.

4. The largest net increase in units occurred in buildings of twenty units or more.

5. Construction of low- and moderate-income housing both by private and public action has been insufficient to meet the needs of families living in substandard housing.

6. In 1967, demolitions increased by 29 percent over the number of units demolished in 1966. There were 523 units demolished in 1967 as compared to 404 in 1966. This high rate of demolition, when combined with the low rate of construction, accounts for the small net increase in housing units for 1967.

7. Public actions account for 39 percent of the 523 units demolished last year.

8. Changes in the housing inventory by districts show substantial variations in activity within San Francisco.

9. Current deficiencies in construction indicate that new housing development must be vigorously pursued, especially at moderate and low-income levels.

10. A continual assessment of the City's housing needs, policies, and programs must be carried out if San Francisco is to alleviate current housing problems.

INTRODUCTION

This report is the second of a series of studies published annually by the Department of City Planning describing the changes in the San Francisco housing inventory. A purpose of these studies is to provide interested public agencies and private interests with continually updated information concerning variations in the housing supply as a result of new construction, demolition, and conversion activities. Perhaps more important, information of this nature can and should be of major significance in the establishment and carrying out of public policies and programs in relation to the provision of housing to meet the needs of the City and its people. In this regard, it should be a significant aid to public decision-making at the legislative and administrative levels of city government.

As a continuation of the series initiated by the study of "Changes in the San Francisco Housing Inventory 1960-1966," this report builds upon the data provided therein by inclusion of comparable housing data for 1967.

The findings of these studies of housing stock changes have proven useful for a number of purposes. To date, the results have been used in the Bay Area Transportation Study, the Mayor's 1967 "Report on Housing in San Francisco," the Bay Area Systems Simulation, and most recently the "Wisconsin Street Housing Study."

The staff of the Department of City Planning has proposed an expansion of its housing information and policy functions at the recommendation of the Mayor's office. If requests for additional staff and funds are approved, the Department will augment its current housing reports with related information such as studies of vacancy rates, rent-price indexes, housing conditions, and

demand. This kind of information will be useful to both public and private concerns by providing an informed, reliable basis for housing policy decisions.

The statistics in this report are derived from the records of the Bureau of Building Inspection and Central Permit Bureau of the Department of Public Works. Without the co-operation of the above staffs, this study could not have been carried out.

SAN FRANCISCO HOUSING PROFILE

For a broader understanding of current housing trends, it is helpful to review briefly the status of the housing inventory in 1960 and 1966. For this purpose, Table 1 summarizes the composition of the housing inventory in 1960 and 1966 and indicates the percentage increase in the supply by structure type. These figures show an overall growth of 6 percent in the housing inventory during the six-year period, with the most notable increase occurring in structures of five or more units. A detailed discussion of the changes and trends during this period can be found in the report, "Changes in the San Francisco Housing Inventory 1960-1966."

Table 1

San Francisco Housing Stock, 1960 and 1966

Structure Type	1960 Units	1960 Percent	1966 Units	1966 Percent	Percent Increase 1960 to 1966
Single family	110,236	36	112,307	34	2
2	37,973	12	38,223	12	0.6
3-4	31,546	10	32,513	10	3
5-9	33,216	11	37,006	11	11.4
10 or more	97,565	31	109,551	33	12
Total	310,536	100	329,600	100	6

Source: San Francisco Department of City Planning, 1968.

Change 1967

During 1967, the changes in the housing supply were relatively insignificant when viewed in relation to the whole inventory. In total, the net increase in the housing supply amounted to only 721 units or about four-tenths of one percent of the entire housing inventory. This small net increase is the difference between the number of units constructed and the number demolished, including those units gained or lost through conversions or alterations to existing structures. Table 2 indicates the net change in structures and units by structure type.

Table 2

Net Change in Housing Structures and Units, 1967*

Structure Type	Number of Structures	Number of Units
Single family	33	33
2	-6	-12
3	-1	-3
4	7	28
5-9	-10	-79
10-19	15	191
20+	5	616
Other (conversions)	0	-53
Total	43	721

* New construction minus demolitions, plus or minus conversions.

Source: San Francisco Department of City Planning, 1968.

Adding these figures to the number of units in the inventory in 1966 (see Table 1) produces the updated inventory for 1967 shown in Table 3. With the exception of increases in structures of ten or more units, the changes in the composition of the housing inventory in 1967 are negligible.

Table 3

San Francisco-Housing Stock, December 31, 1967

Structure Type	Number of Units	Percent	Percent Increase 1960 to 1967
Single family	112,340	34	2
2	38,210	12	1
3-4	32,538	10	3
5-9	36,927	11	11
10 or more	110,305	33	13
Total	330,320	100	6.4

Source: San Francisco Department of City Planning, 1968

The relatively small net increase in the housing inventory in 1967 can be attributed to a substantial slowdown in new construction without a corresponding decrease in demolition activity. As the following analysis of construction activity will show, residential building in San Francisco has been decreasing steadily over the past three years. These findings are confirmed by the U. S. Department of Commerce in its analysis of building permits issued in 1967 in the nine-county Bay Area. According to its report, "Increases in residential activity occurred in all counties except Marin, San Francisco, and Sonoma.

Santa Clara continued as the leading county." * Apparently the tight money market has had a greater effect upon construction activity in San Francisco than in the other counties in the Bay area due to higher costs of construction and vacant land.

New Construction, 1967

Production of new housing is a primary means of improving the living conditions of the City's population. New construction expands the housing supply to accommodate newly formed households and persons moving into the City. Ideally, it also provides an opportunity for some households to vacate older, poorer quality housing. These vacated dwellings, in turn, become a potential resource for other families unable to afford new housing. For housing to "filter down" to lower income households in this manner, it is required that the housing supply increase faster than the growth of households. In other words, there must be a sufficient supply of vacancies to provide families an opportunity to improve their housing conditions. In San Francisco, there is evidence that the housing supply is not expanding rapidly enough to accommodate many households, especially moderate- and low-income families.

From 1960-1966, 23,130 housing units were constructed in San Francisco. Last year, according to records of the Department of Public Works, an additional 1,297 new units were certified as final completions. This addition to the housing inventory was significantly below the average for the six previous years. As the data in Table 4 indicates, the number of units constructed in

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* U.S. Department of Commerce, "Construction Reports," San Francisco Field Office, January, 1968.

San Francisco has steadily declined since 1964, the peak year in construction activity. The number of units constructed in 1967 amounted to less than one-half the number constructed in the previous year, and less than one-third of the number constructed in 1964. Thus, the sharpest decline has occurred over the past year.

Table 4

Residential Construction, 1960-1967
Number and Percent of Structures and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	728	12.7	1,850	7.6
1961	794	13.8	2,360	9.6
1962	866	15.1	3,483	14.2
1963	982	17.3	3,552	14.5
1964	880	15.3	4,638	19.0
1965	751	13.1	4,253	17.4
1966	482	8.4	3,000	12.3
1967	247	4.3	1,297	5.4
Total	5,730	100.0	24,433	100.0

Source: San Francisco Department of City Planning, 1968.

Following a pattern consistent with construction trends from 1960-1966, construction in 1967 was concentrated in certain structure types. Table 5 shows the number of structures and units constructed by type of structure.

Table 5

Residential Construction, 1967
Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	171	69.5	171	13.2
2	25	10.2	50	3.8
3	8	3.2	24	1.8
4	10	4.1	40	3.1
5-9	11	4.5	69	5.3
10-19	16	6.5	207	16.0
20+	6	2.5	736	56.8
Total	247	100.0	1,297	100.0

Source: San Francisco Department of City Planning, 1968.

Almost three-fourths of the units constructed in 1967 were built in structures of ten or more units and more than half were built in structures of twenty or more units. Single-family homes, in contrast, amounted to slightly more than one-eighth of the units constructed last year.

Several factors appear to influence the trend in San Francisco to build new units in primarily multi-family structures. Vacant land suitable for construction within the City is both scarce and expensive. This frequently results in maximum development of building sites to compensate for property costs. Single-family construction in most parts of San Francisco is uneconomical. Suburban communities, on the other hand, are able to provide developers with large tracts of land at comparatively low costs so that single-family homes can be built within the reach of families who could not afford to buy such homes in the City.

Another reason for the trend toward multi-unit construction in San Francisco is changing composition of its population. According to the San Francisco Community Renewal Program, the number of families in the City decreased by 10 percent between 1950 and 1960. At the same time the number of families in the Bay Area increased by almost 20 percent. Information collected for the Community Renewal Program also indicates that the families leaving San Francisco are being replaced by an increasing number of households composed of single or unrelated persons. Some of these are "young and relatively affluent individuals . . . but a large proportion are neither young nor economically well off."* These factors have resulted in an expansion in the rental market in San Francisco, a decrease in home ownership, and a decrease in single-family construction .

Construction costs have an important impact on the level of building activity. The figures in Table 6 represent the average estimated costs of construction for all structures and units built in 1967. It is interesting to note that the cost per unit decreases as the number of units per structure increases until the size of the structure includes ten or more units. At this point the trend reverses itself. This may be partially explained by the fact that some of the larger structures include commercial floorspace, the cost of which is included in the figures shown in the Table. Some of the increase in costs of construction may also be due to differences in type of construction, since the larger structures require building materials which are more expensive than those which can be used in smaller buildings (e.g. reinforced concrete

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* San Francisco Department of City Planning, Community Renewal Program, Fact Book, Arthur D. Little, Inc., July, 1965.

versus wood frame). In analyzing these costs, the reader should note that the figures do not include the cost of property acquisition which, in San Francisco, is considerable. These costs point out the obvious difficulties the City faces in trying to provide housing which moderate- and low-income families can afford.

Table 6

Construction, 1967
Estimated Costs of Construction per Structure and Unit by Structure Type

Structure Type	Total Est. Costs	Avg. Cost/Str.	Avg. Cost/Unit
Single family	$ 5,059,000	$ 29,600	$29,600
2 -	1,022,000	40,800	20,440
3	418,000	52,500	17,400
4	570,000	57,000	10,000
5-9	839,000	83,900	8,400
10-19	2,607,000	162,900	12,600
20+	21,953,000	3,685,800	29,800
Total	32,468,000	131,450	25,000

Source: San Francisco Department of City Planning, 1968.

Demolition, 1967

The obvious effect of demolition on the housing inventory is the loss of housing resources. Yet, because the dwellings removed are most frequently sub-standard or obsolete, demolition also results in a general improvement in the condition of the housing inventory. Not all housing is removed, however, when its condition deteriorates. The condition of a structure is only one of several factors which influence the decision to remove it from the inventory. In the

private housing market, the overriding factor is the economic value of the structure. Substandard housing may maintain a high economic value if the supply of standard housing is not sufficient to meet the demand. This is particularly the case where low-income households are concerned because the supply of standard housing at prices they can afford is severely limited. Many households may, as a result, be forced to compete for substandard housing, thereby maintaining the value of a structure which might otherwise be demolished because of age or condition. Demolition does occur when the value of a structure is exceeded by the cost of maintenance, taxes, etc., or when it is exceeded by the value of the property for other uses. In San Francisco the scarcity of vacant land for new construction typifies this situation.

During 1967 a total of 204 residential structures were demolished in San Francisco. These buildings contained 523 housing units, less than one percent of the City's inventory. Although the number of units demolished is small in relation to the total supply, it indicates a 29 percent increase over the number of units demolished in 1966. Volume of demolition for each year since 1960 is shown in Table 7. These data reveal substantial variation in the rate of demolition from year to year. Given the variable nature of the private housing market and of public actions, the yearly differences in demolition activity are to be expected.

In addition to the differences in the level of demolition activity by year, there are also important differences in the kinds of structures which are demolished. Table 8 points out the number of structures and units demolished during 1967 by type and structure. The information in this table is consistent with similar data for 1960-1966. These figures show that single-family homes

Table 7

Demolition, 1960-1967
Number and Percent of Structures and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	212	9.6	621	13.5
1961	216	9.8	481	10.5
1962	247	11.2	445	9.7
1963	356	16.1	618	13.4
1964	383	17.3	702	15.3
1965	393	17.8	799	17.4
1966	201	9.0	404	8.8
1967	204	9.2	523	11.4
Total	2,212	100.0	4,593	100.0

Source: San Francisco Department of City Planning, 1968.

Table 8

Demolition, 1967
Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	138	67.6	138	26.4
2	31	15.2	62	11.8
3	9	4.4	27	5.2
4	3	1.5	12	2.3
5-9	21	10.3	148	28.3
10-19	1	0.5	16	3.1
20+	1	0.5	120	22.9
Total	204	100.0	523	100.0

Source: San Francisco Department of City Planning, 1968.

are demolished more frequently than any other type of structure. Single-family residences account for more than than two-thirds of the structures removed in 1967. This point is further emphasized by the fact that only two structures of ten or more units were demolished last year compared to 138 single-family dwellings.

The frequency of demolition of single-family homes is primarily an economic matter. Single-family structures are generally less valuable than multi-unit structures. For the speculative investor, there are larger financial gains to be made by replacing a single-family structure with a multiple, than by replacing one multiple with another multiple. It should also be noted that demolition of multiple-unit structures is often the result of public actions because public actions are less dependent on economic factors and more related to such considerations as health, safety and welfare.*

Last year a number of housing units were removed from the inventory for public improvements. Public actions were directly responsible for the demolition of 203 (39 percent) of the 523 units removed during 1967. Most of these units were seriously substandard. For example, city records show that a significant portion (47 percent) of the units removed by public action were temporary war dwellings in the Hunters Point area. (The San Francisco Housing Authority is required by law to remove all temporary public housing by 1970.) About one-fourth of the units were demolished as a result of the City's redevelopment program. Construction of the Bay Area Rapid Transit accounted for another one-fifth of the lost units, while all other public programs, such as building and health code enforcement, accounted for less than one-tenth of

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* Changes in the San Francisco Housing Inventory, 1960-1966. San Francisco Department of City Planning, September, 1967.

all units demolished by public action. Table 9 identifies the number of structures and units demolished by structure type as a result of public actions in 1967. Excluding the temporary war dwellings (twelve structures of eight units each), the largest number of units removed consisted of single-family homes. It should be noted that many of the housing units demolished by public action in 1967 are to be replaced by higher quality housing designed to meet the City's housing needs.

Table 9

Demolition by Public Action, 1967
Number and Percent of Structures and Units by Structure Type

Structure	No. of Structures	Percent	No. of Units	Percent
Single family	43	57.6	43	21.2
2	12	15.8	24	11.8
3	4	5.3	12	5.9
4	1	1.3	4	2.0
5-9	16	21.0	120	59.1
10-19	0	0.0	0	0.0
20 or more	0	0.0	0	0.0
Total	76	100.0	203	100.0

Source: San Francisco Department of City Planning, 1968.

Housing Conversions, 1967

In this study, housing conversions refer to alterations in existing structures which result in either the addition or deletion of units. Conversions, therefore, do not include those alterations which affect only the condition of

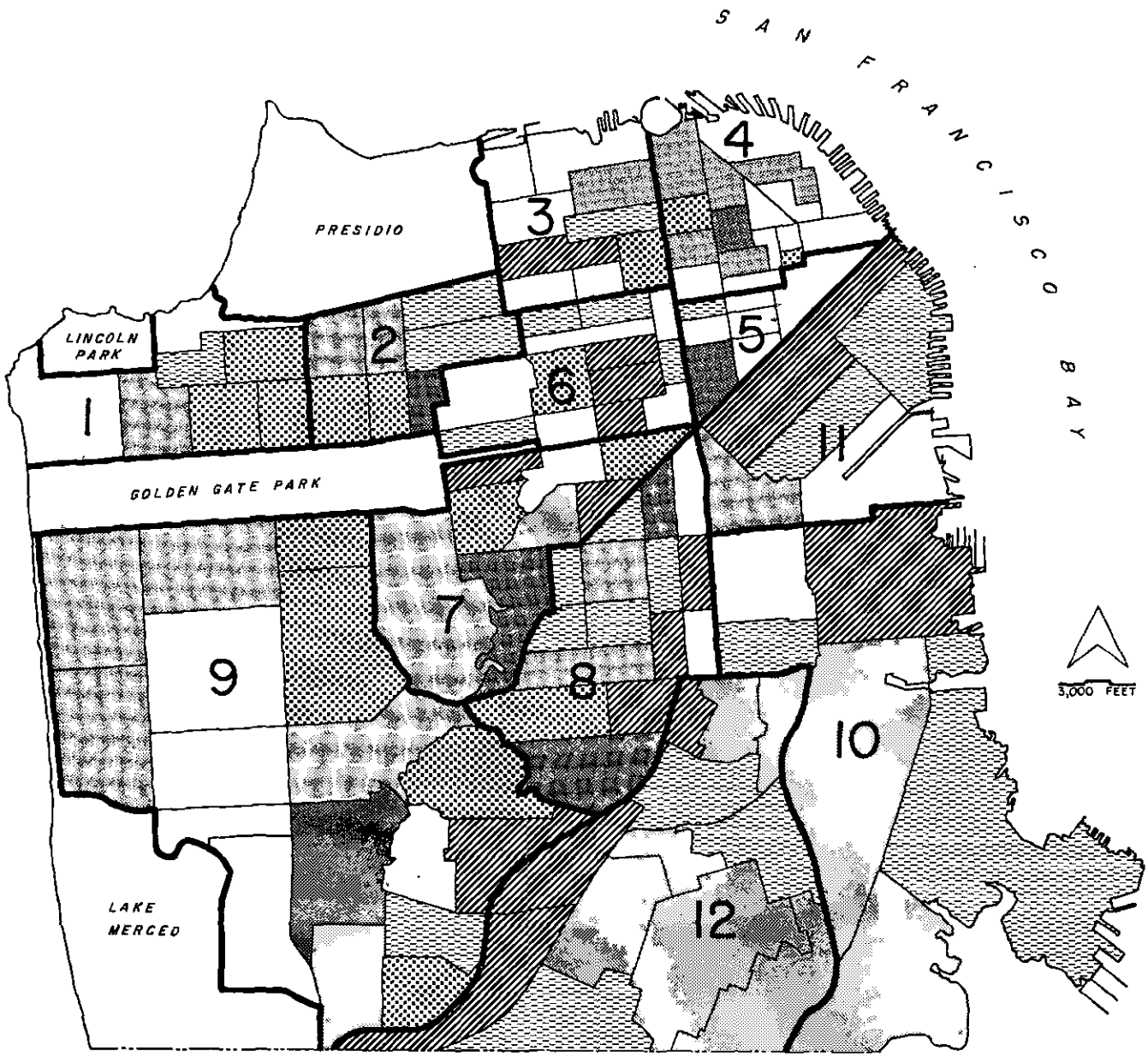
the structure, since this type of alteration does not change the number of units in the housing supply. Studies indicate that conversions typically result in a decrease rather than an increase in housing units. This is due primarily to code enforcement programs which eliminate illegally constructed units. The decreases resulting from code enforcement more than offset the increases created by other conversion activity. In balance, the statistical effect of conversion activity on the housing inventory is insignificant.

From 1960-1966, there was a net decrease of approximately 330 housing units by conversions. In 1967, there was an additional net loss of 53 units, making the total number of units removed by conversion actions since 1960 less than 400 units, about one-tenth of one percent of the City's housing inventory. Because of the insignificance of conversions, it will not be discussed at further length in this paper. Statistics on conversions by census tract for each year from 1960-1967 are available upon request at the Department of City Planning.

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

Changes in the housing supply do not occur uniformly in all areas of San Francisco. Some areas show substantial increases in housing units, some show decreases, and a majority remain unchanged. In the analysis of housing inventory changes from 1960-1966, the City was divided for discussion purposes into twelve districts. These districts follow census tract boundaries and correspond to those used in the survey of vacancies conducted in 1966 by the Bay Area Council in co-operation with this Department. This year each of the districts has been subdivided into census tracts. As a result, it is now possible to indicate the differences in housing activity both by districts and by the census tracts within each district. Although only those areas with significant activity will be highlighted, detailed tables of net change, new construction, and demolition by structure type and census tract for 1960-1967 are provided in the appendix.

The series of tables immediately following indicate the differences in net change, new construction, and demolition activity by district. Tables 10 and 11 indicate the rank order of districts in terms of total net change and net change by structure type. Comparable data is presented in Tables 12 and 13 for new construction, and in Tables 14 and 15 for demolition. These tables and the accompanying maps illustrate the extent to which changes in the housing inventory in San Francisco are limited to specific areas, and emphasize the stability of housing stock in most areas of the City.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1967
NUMBER OF HOUSING UNITS BY DISTRICT AND CENSUS TRACT

	NUMBER OF TRACTS
– 6 TO 126	16
– 1 TO 5	22
0	38
+ 1 TO 5	28
+ 6 TO 24	16
+25 TO 448	7

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA – PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA – TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS – SUNSET
10 POTRERO – BAYSHORE
11 SOUTH OF MARKET
12 BERNAL – OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 10

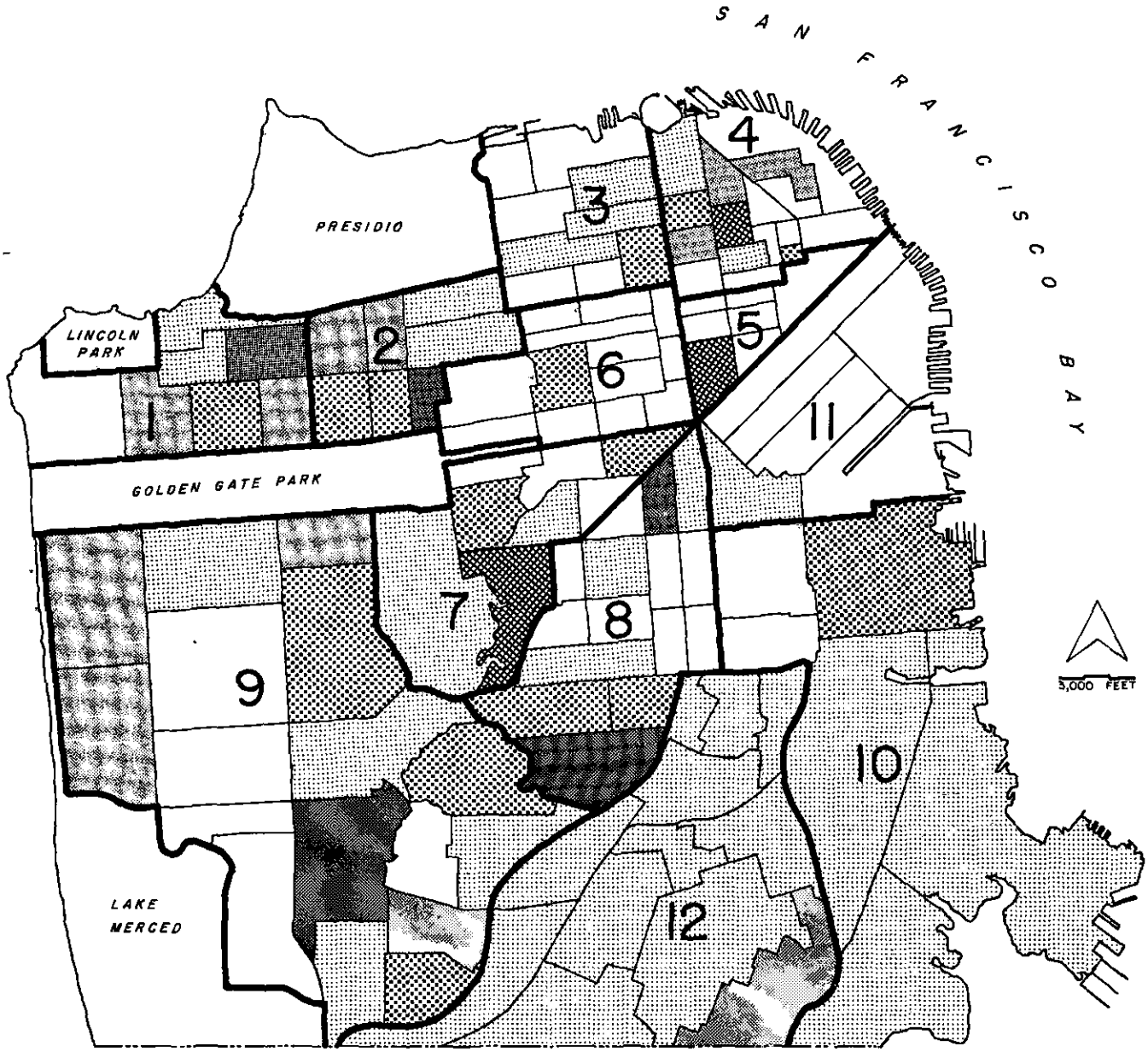
San Francisco Districts in Rank Order of Net Change in Units, 1967

Rank	Map No.	District	No. of Units
1	5	Downtown	447
2	4	Northeast	165
3	7	Buena Vista-Twin Peaks	127
4	8	Inner Mission	117
5	9	West of Twin Peaks-Sunset	95
6	2	Inner Richmond	63
7	1	Outer Richmond	44
8	3	Marina-Pacific Heights	-7
9	12	Bernal-Outer Mission	-20
10	6	Western Addition	-35
11	10	Potrero-Bayshore	-83
12	11	South of Market	-139
Total			774

Source: San Francisco Department of City Planning, 1968.

San Francisco Districts in Rank Order of Net Change in Units by Structure Type, 1967

Rank	Structure Type: Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Mission	45	W. Twin Peaks-Sunset	21	Inner Richmond	19	Buena Vista-Twin Peaks	95	Downtown	448
2	W. Twin Peaks-Sunset	28	Outer Richmond	18	Outer Richmond	11	Inner Richmond	56	Northeast	111
3	Potrero-Bayshore	4	Northeast	15	Northeast	6	Northeast	33	Inner Mission	92
4	Marina-Pac. Heights	1	Buena Vista-Twin Peaks	9	W. Twin Peaks-Sunset	6	Potrero-Bayshore	12	W. Twin Peaks-Sunset	40
5	Northeast	0	Bernal-Outer Mission	4	Buena Vista-Twin Peaks	2	Bernal-Outer Mission	0	Buena Vista-Twin Peaks	24
6	Downtown	-1	Downtown	0	Downtown	0	Downtown	0	Outer Richmond	21
7	So. of Market	-1	Inner Richmond	-2	Marina-Pac. Heights	0	Inner Mission	0	Inner Richmond	0
8	Buena Vista-Twin Peaks	-3	Marina-Pac. Heights	-3	Western Addition	-3	Outer Richmond	0	Potrero-Bayshore	0
9	Outer Richmond	-6	Inner Mission	-5	Bernal-Outer Mission	-6	W. Twin Peaks-Sunset	0	Marina Pac. Heights	0
10	Western Addition	-6	So. of Market	-7	So. of Market	-11	Western Addition	0	Western Addition	0
11	Inner Richmond	-10	Potrero-Bayshore	-11	Inner Mission	-15	So. of Market	-5	Bernal-Outer Mission	0
12	Bernal-Outer Mission	-18	Western Addition	-26	Potrero-Bayshore	-88	Marina-Pac. Heights	-5	So. of Market	-120
Totals		33		13		-79		191		616



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1967
NUMBER OF HOUSING UNITS BY DISTRICT AND CENSUS TRACT

	NUMBER OF TRACTS
0	63
1 TO 4	32
5 TO 9	11
10 TO 19	12
20 TO 99	6
100 TO 448	3

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA – PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA – TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS – SUNSET
10 POTRERO – BAYSHORE
11 SOUTH OF MARKET
12 BERNAL – OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 12

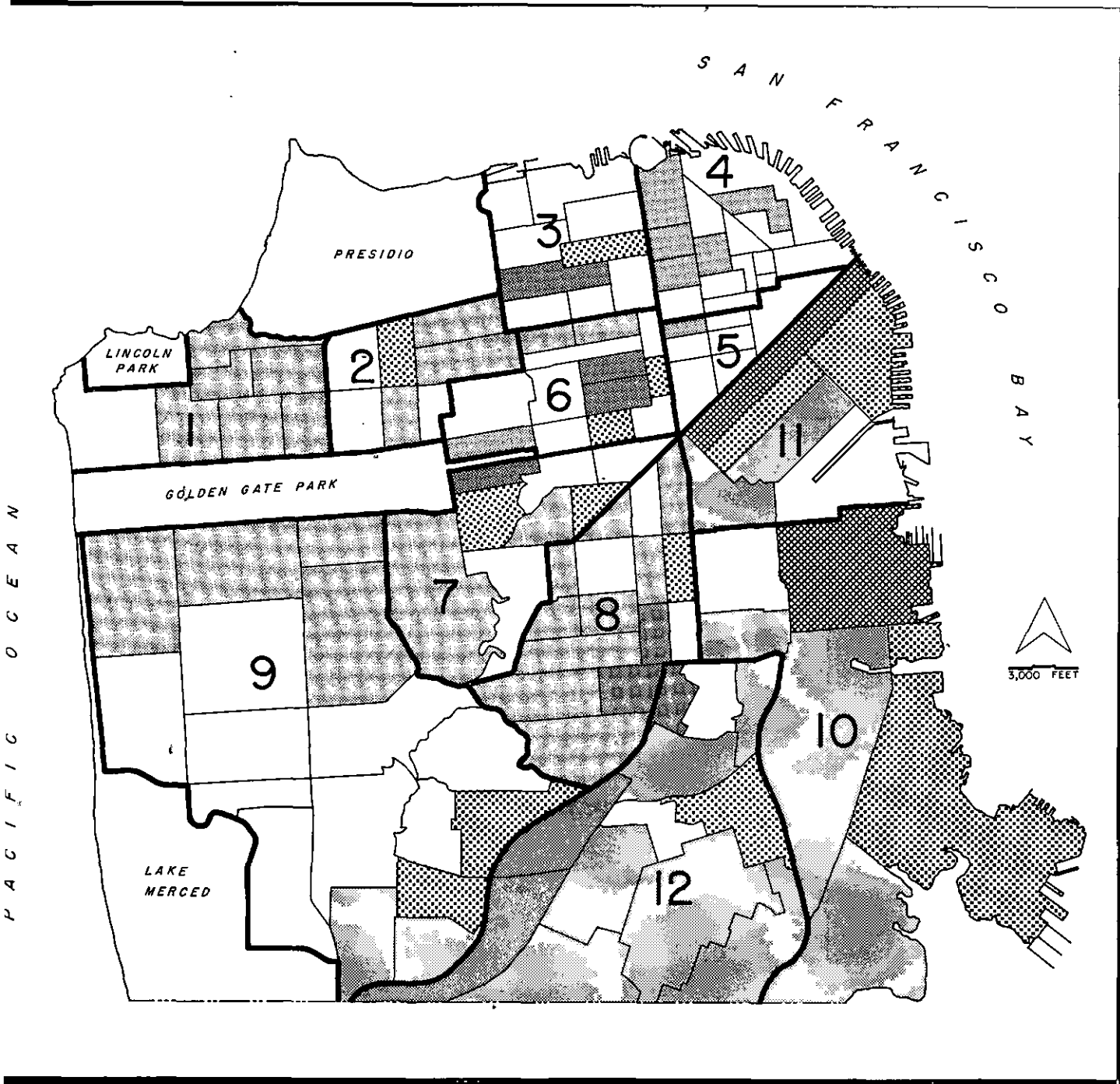
San Francisco Districts in Rank Order of Number and Percent of Units Constructed, 1967

District	Rank	No. of Units	Percent
Downtown	1	448	34.5
Inner Mission	2	183	14.0
Northeast	3	171	13.2
Buena Vista-Twin Peaks	4	154	11.9
West of Twin Peaks-Sunset	5	122	9.4
Inner Richmond	6	79	6.1
Outer Richmond	7	54	4.2
Bernal-Outer Mission	8	31	2.4
Potrero-Bayshore	9	23	1.8
Marina-Pacific Heights	10	15	1.2
Western Addition	11	13	1
South of Market	12	4	0.3
Total		1,297	100.0

Source: San Francisco Department of City Planning, 1968.

Rank Order of Districts in Units Constructed by Structure Type, 1967

	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Mission	67	Buena Vista-Twin Peaks	22	Inner Richmond	19	Buena Vista-Twin Peaks	95	Downtown	448
2	W. Twin Peaks-Sunset	55	W. Twin Peaks-Sunset	21	Outer Richmond	11	Inner Richmond	56	Northeast	111
3	Bernal-Outer Mission	23	Outer Richmond	20	Buena Vista-Twin Peaks	10	Northeast	33	Inner Mission	92
4	Potrero-Bayshore	11	Inner Mission	16	Western Addition	9	Potrero-Bayshore	12	W. Twin Peaks-Sunset	40
5	Northeast	6	Northeast	15	Inner Mission	8	Marina-Pacific Heights	11	Buena Vista-Twin Peaks	24
6	Buena Vista-Twin Peaks	3	Bernal-Outer Mission	8	Northeast	6	Bernal-Outer Mission	0	Outer Richmond	21
7	Inner Richmond	2	So. of Market	4	W. Twin Peaks-Sunset	6	Downtown	0	Bernal-Outer Mission	0
8	Marina-Pacific Heights	2	Western Addition	4	Bernal-Outer Mission	0	Inner Mission	0	Inner Richmond	0
9	Outer Richmond	2	Inner Richmond	2	Downtown	0	Outer Richmond	0	Marina-Pacific Heights	0
10	Downtown	0	Marina-Pacific Heights	2	Marina-Pacific Heights	0	So. of Market	0	Potrero-Bayshore	0
11	So. of Market	0	Downtown	0	Potrero-Bayshore	0	W. Twin Peaks-Sunset	0	So. of Market	0
12	Western Addition	0	Potrero-Bayshore	0	So. of Market	0	Western Addition	0	Western Addition	0
Totals		171		114		69		207		736



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1967
NUMBER OF HOUSING UNITS BY DISTRICT AND CENSUS TRACT

	NUMBER OF TRACTS
0	57
1 TO 4	46
5 TO 9	13
10 TO 24	9
95 TO 120	2

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA – PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA – TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS – SUNSET
10 POTRERO – BAYSHORE
11 SOUTH OF MARKET
12 BERNAL – OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 14

San Francisco Districts in Rank Order of Number and Percent of Units Demolished, 1967

District	Rank	No. of Units	Percent
South of Market	1	143	27.3
Potrero-Bayshore	2	106	20.2
Inner Mission	3	66	12.6
Western Addition	4	62	11.9
Bernal-Outer Mission	5	51	9.8
West of Twin Peaks-Sunset	6	27	5.2
Marina-Pacific Heights	7	22	4.2
Inner Richmond	8	16	3.1
Buena Vista-Twin Peaks	9	13	2.5
Outer Richmond	10	10	1.9
Northeast	11	6	1.1
Downtown	12	1	0.2
Total		523	100.0

Source: San Francisco Department of City Planning, 1968.

Rank Order of Districts in Units Demolished by Structure Type, 1967

Rank	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	41	Western Addition	30	Potrero-Bayshore	88	Marina-Pacific Heights	16	So. of Market	120
2	W. Twin Peaks-Sunset	27	Inner Mission	21	Inner Mission	23	Bernal-Outer Mission	0	Bernal-Outer Mission	0
3	Inner Mission	22	Buena Vista-Twin Peaks	13	Western Addition	12	Buena Vista-Twin Peaks	0	Buena Vista-Twin Peaks	0
4	Inner Richmond	12	Potrero-Bayshore	11	So. of Market	11	Downtown	0	Downtown	0
5	Outer Richmond	8	So. of Market	11	Buena Vista-Twin Peaks	8	Inner Mission	0	Inner Mission	0
6	Potrero-Bayshore	7	Marina-Pacific Heights	5	Bernal-Outer Mission	6	Inner Richmond	0	Inner Richmond	0
7	Buena Vista-Twin Peaks	6	Bernal-Outer Mission	4	Downtown	0	Northeast	0	Marina-Pacific Heights	0
8	Northeast	6	Inner Richmond	4	Inner Richmond	0	Outer Richmond	0	Northeast	0
9	Western Addition	6	Outer Richmond	2	Marina-Pacific Heights	0	Potrero-Bayshore	0	Outer Richmond	0
10	Downtown	1	Downtown	0	Northeast	0	So. of Market	0	Potrero-Bayshore	0
11	Marina-Pacific Heights	1	Northeast	0	Outer Richmond	0	W. Twin Peaks-Sunset	0	W. Twin Peaks-Sunset	0
12	So. of Market	1	W. Twin Peaks-Sunset	0	W. Twin Peaks-Sunset	0	Western Addition	0	Western Addition	0
Totals		138		101		148		16		120

DISTRICT HIGHLIGHTS

Net Change

To briefly summarize the preceding tables, there were seven districts in San Francisco which experienced a net increase in housing units in 1967 and five districts which experienced a net decrease in units. The greatest increase occurred in the Downtown district due to the construction of one high-rise residential and commercial development (the Fox Plaza). An apartment complex of 111 units accounted for most of the increase in the Northeast district which ranked second in net change. Following in order of net increase were the Buena Vista-Twin Peaks district, which had noteworthy increases primarily in ten- to nineteen-unit buildings, and the Inner Mission and West of Twin Peaks-Sunset districts, which showed the only significant net gains in single-family dwellings. The smallest increases occurred in the Inner and Outer Richmond districts in buildings of less than twenty units.

Of the five districts in the City which decreased in their supply of units, the greatest single loss occurred in the South of Market area. Notable losses also occurred in the Potrero-Bayshore largely as a result of the removal of the temporary war dwellings previously discussed. The remaining three districts where demolition exceeded new construction were the Western Addition, Bernal-Outer Mission, and Marina-Pacific Heights. The total net decrease in these districts, however, amounted to only 62 housing units.

New Construction

Almost three-fourths of the city-wide construction of housing units in 1967 occurred in just four districts. As noted above, completion of the Fox Plaza made a significant addition to the housing inventory in the Downtown

district, which exceeded all other areas in the number of new units constructed. The Inner Mission ranked second in the number of units constructed. Unlike the majority of areas in the City, more than one-third of the new units in the Inner Mission consisted of single-family dwellings. Construction in the Northeast and Buena Vista-Twin Peaks districts was limited primarily to multiple-unit structures, while almost one-half of the new units in the West of Twin Peaks-Sunset area were in single-family homes. Construction in the remaining districts in San Francisco was insignificant and reflects the city-wide slowdown in building activity. The areas most notably lacking in new structures were the Marina-Pacific Heights, Western Addition, and South of Market, which altogether accounted for less than three percent of the construction last year.

Demolition

The removal of housing units from the inventory was most prevalent in five districts. These districts are South of Market, Potrero-Bayshore, Inner Mission, Western Addition, and Bernal-Outer Mission. In both the Potrero-Bayshore and Western Addition, public actions were the principal reasons for the concentration of demolition activity. In total, the number of units removed from the five districts accounted for approximately four-fifths of all units demolished in 1967. The least number of units lost by demolitions was in the Downtown area, followed by the Northeast and Outer Richmond districts. Units removed in these areas total only about three percent of the city-wide demolition.

In summary, the status of the housing inventory by district at the end of 1967 is shown in Table 16 on the following page.

Table 16

The 1967 Housing Inventory
by District and Structure Type

District		Units Structure			
Map No.	Name	Single family	2-4	5 or more	Total*
1	Outer Richmond	8,084	5,638	4,127	17,849
2	Inner Richmond	4,207	5,791	4,566	14,564
3	Marina-Pacific Heights	3,241	5,713	15,188	24,142
4	Northeast	2,101	7,655	29,112	38,868
5	Downtown	196	131	28,469	28,796
6	Western Addition	2,504	7,360	16,529	26,393
7	Buena Vista-Twin Peaks	5,449	8,775	11,002	25,226
8	Inner Mission	8,202	12,290	12,006	32,498
9	West of Twin Peaks-Sunset	44,161	5,429	5,918	55,508
10	Potrero-Bayshore	9,365	5,774	5,650	20,789
11	South of Market	591	1,366	11,775	13,732
12	Bernal-Outer Mission	23,844	4,172	2,608	30,624

* Does not include housing units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1968.

CONCLUSIONS AND IMPLICATIONS

In noting the changes in the housing inventory, we have attempted to relate current trends in housing to those physical, social, and economic conditions in San Francisco and the Bay Area which affect housing supply and demand. This information is fundamental for establishing and evaluating housing policies and programs which seek to expand and improve the housing supply.

In 1960, there were 45,000 households in San Francisco living in substandard housing. About one-fifth of these households were families with children. Among nonwhites, the proportion of households residing in substandard dwellings was about one-third of all nonwhite households in the City. These people were unable to find standard housing of appropriate size at prices they could afford. An important question to consider is how the changes in the housing inventory have affected those households forced to live in substandard housing.

From the studies of the housing inventory, we know that new construction has added almost 25,000 units to the supply in the past seven years. Demolitions have removed approximately 5,000 units from the inventory, resulting in a net increase of about 20,000 housing units. The majority of new units were studios and one-bedroom apartments constructed in buildings of twenty or more dwellings. These units were built to satisfy the demand created by a growing number of one- and two-person households, most of whom are young professionals, office workers, and senior citizens. The demand for single-family housing, on the other hand, by families of both moderate and limited means, has not been met as only a small number of these units were added to the housing stock.

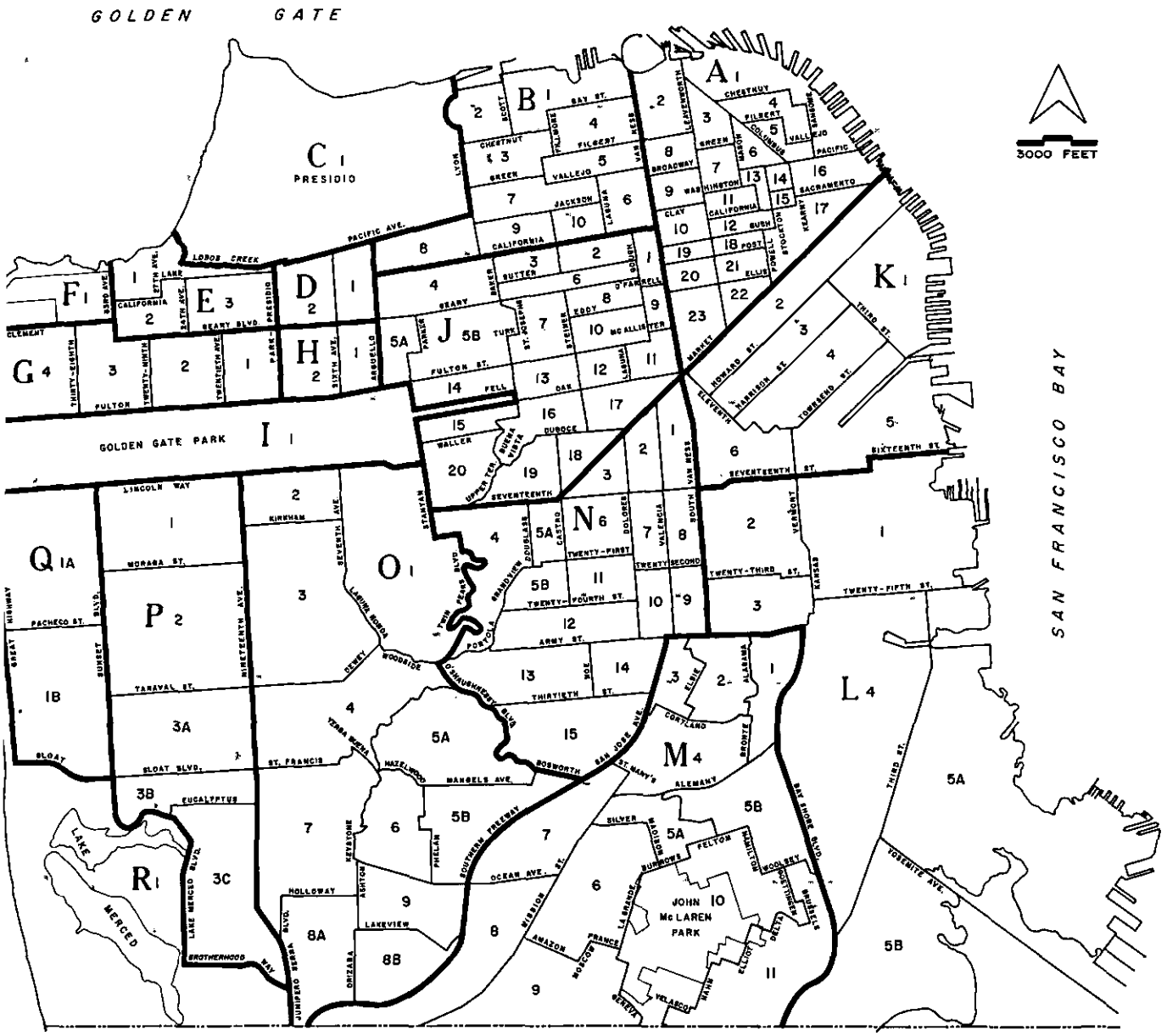
Because the private market has been unable to provide these units at a cost within the means of many families, some families are leaving the City and moving to the suburbs to find suitable housing.

Similarly, public programs aimed at increasing the supply of low- and moderate-income housing have not had sufficient impact in view of the considerable need for these units. In an earlier report it was noted that only 331 units of 221(d)3 moderate-income housing and 1,277 units of public housing have been built since 1960. Over the past year, no new 221(d)3 or public housing units were completed in San Francisco, although there are about 400 such units currently under construction. Even including the units which will be finished this year, total construction of moderate- and low-income housing amounts to less than 2,000 units. This figure represents little more than four percent of the need projected on the basis of the 45,000 households living in substandard housing in 1960.

The seriousness of the deficiency of moderate- and low-income units in San Francisco is likely to increase as a result of the slowdown in new construction and the increase in demolition activity, as discussed in the foregoing pages. Although spotty, available information indicates that the vacancy rate, already low, is decreasing even further. This means some increases in rents are probable due to the increased competition for available units. A series of population projections, soon to be published by the Department of City Planning, indicate that the number of nonwhite, low-income households in San Francisco will continue to increase. This increase will aggravate the competition for existing low-cost housing and may result in deteriorating housing conditions due to overcrowding and doubling up of households.

In short, the facts and figures presented in this report point out the continuing necessity to establish and expand housing policies and programs which will augment the supply of housing for low- and moderate-income families. This may be accomplished, in part, by establishing policies which will encourage the private market to increase its production of new construction for households of all income levels, but it will also require the direct participation of government to supplement the private market.

The staff of the Department of City Planning also hopes that the funds for a "housing task force" are provided so that a continual assessment of the City's housing needs, policies, and programs can be carried out in order to alleviate pressing housing problems.



1960 CENSUS TRACTS

NET CHANGE BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1967

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2,104	2,104	119	238	-34	-102	274	1,096	565	3,888	364	4,568	128	8,048	3,520	19,840
A1	3	3	-1	-2	0	0	0	0	1	8	1	12	2	90	6	111
2	-7	-7	1	2	1	3	1	4	5	32	1	12	3	343	5	389
3	4	4	4	8	0	0	1	4	3	16	0	0	3	156	15	188
4	-8	-8	1	2	1	3	0	0	2	17	4	55	1	90	1	159
5	-1	-1	0	0	0	0	-1	-4	1	6	2	30	0	0	1	31
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-3	-3	-2	-4	3	9	0	0	4	25	0	0	3	207	5	234
8	-3	-3	0	0	2	6	1	4	4	25	3	45	1	36	8	113
9	-4	-4	1	2	0	0	0	0	1	6	3	41	1	27	2	72
10	0	0	-1	-2	-2	-6	0	0	-1	-5	0	0	-1	-20	-5	-33
11	-2	-2	-1	-2	2	6	0	0	0	-4	-1	-12	1	250	-1	236
12	0	0	0	0	0	0	0	0	0	0	-1	-16	1	319	0	303
13	0	0	0	0	0	0	0	0	0	0	1	13	1	42	2	55
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	-1	-1	0	0	0	0	0	0	0	0	0	0	2	68	1	67
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	782	1	782

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
B1	1	1	0	0	0	0	3	17	3	48	0	0	0	0	7	66
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	-3	-3	-2	-4	2	6	-1	-4	2	15	5	69	2	45	5	124
4	-6	-6	-1	-2	-4	-12	1	4	14	107	4	53	1	24	9	168
5	-8	-8	-9	-18	1	3	2	8	5	39	7	94	2	45	0	163
6	-3	-3	-2	-4	-3	-9	0	0	3	20	9	119	6	371	10	494
7	-2	-2	-1	-2	0	0	-1	-4	2	18	1	8	2	41	1	59
8	0	0	-5	-10	1	3	0	0	0	1	1	16	0	0	-3	10
9	-6	-6	-5	-10	-1	-3	3	12	5	38	10	121	0	0	6	152
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	-19	-19	-11	-22	-3	-9	3	12	16	106	3	37	1	24	-10	129
2	-27	-27	-10	-20	-1	-3	2	8	30	182	8	109	0	0	2	249
E1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	27
2	-31	-31	-3	-6	0	0	10	40	27	165	15	191	2	45	20	404
3	-46	-46	-5	-10	-6	-18	13	52	38	225	12	168	1	21	7	392
F1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G1	-17	-17	0	0	-1	-3	8	32	6	35	2	22	2	48	0	117
2	-19	-19	0	0	0	0	7	28	23	148	2	24	2	51	15	232
3	-13	-13	24	48	0	0	4	16	9	68	5	52	0	0	29	171
4	-18	-18	13	26	1	3	2	8	18	116	8	112	1	24	25	271
H1	-22	-22	-1	-2	-4	-12	1	4	16	106	4	53	1	20	-5	147
2	-19	-19	-4	-8	-2	-6	0	0	16	112	4	60	0	0	-5	139
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-11	-11	-7	-14	-7	-21	-3	-12	1	10	4	55	3	99	-20	106
3	-6	-6	-6	-12	-1	-3	0	0	0	0	0	0	0	0	-13	-21
4	-14	-14	-3	-6	1	3	1	4	7	51	3	33	0	0	-5	71
5A	-11	-11	0	0	-3	-9	0	0	7	45	6	87	0	0	-1	112
5B	-9	-9	-2	-4	3	9	5	20	10	64	4	45	0	0	11	125
6	-6	-6	-7	-14	-4	-12	-1	-4	0	-1	-1	-6	2	201	-17	158
7	-4	-4	-6	-12	-4	-12	-1	-4	1	8	-1	-9	5	167	-10	134
8	-4	-4	-11	-22	-9	-27	-3	-12	-3	-16	5	73	7	291	-18	283
9	-2	-2	-2	-4	-1	-3	-1	-4	-3	-20	0	0	2	227	-7	194
10	-7	-7	-7	-14	-1	-3	-2	-8	0	1	0	4	2	231	-15	204
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	0	0	-1	-2	-1	-3	2	8	2	22	7	102	3	70	12	197
13	-4	-4	-1	-2	0	0	1	4	0	5	0	0	0	0	-4	3
14	-6	-6	-7	-14	-2	-6	0	0	1	8	0	0	0	0	-14	-18
15	-2	-2	-1	-2	0	0	1	4	-1	-15	4	44	0	0	1	29
16	-1	-1	2	4	-3	-9	1	4	5	36	2	27	0	0	6	61
17	-3	-3	-6	-12	-1	-3	1	4	9	59	12	187	3	75	15	307
18	-4	-4	-3	-6	-1	-3	0	0	-2	-17	-1	-12	0	0	-11	-42
19	-4	-4	49	98	2	6	1	4	4	30	4	67	3	99	59	300
20	-6	-6	7	14	3	9	3	12	5	34	2	24	1	21	15	108
K1	-3	-3	-1	-2	-1	-3	-1	-4	-1	-5	0	0	0	0	-7	-17
2	0	0	-5	-10	-1	-3	-1	-4	-2	-14	0	0	-1	-120	-10	-151
3	-2	-2	-1	-2	-3	-9	-1	-4	-2	-12	-1	-10	0	0	-10	-39
4	-6	-6	-7	-14	0	0	0	0	-1	-6	0	0	0	0	-14	-26
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-9	-9	-3	-6	-2	-6	0	0	-5	-30	-1	-12	0	0	-20	-63

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
L1	-30	-30	17	34	2	6	12	48	2	2	3	41	0	10	6	111
2	-21	-21	-4	-8	0	0	7	28	2	17	2	29	2	60	-12	105
3	-11	-11	-4	-8	-1	-3	3	12	2	15	0	0	2	46	-9	51
4	50	50	3	6	0	0	8	32	1	6	2	20	0	0	64	114
5A	18	18	3	6	0	0	2	8	0	-6	6	72	0	0	29	98
5B	63	63	0	0	0	0	0	0	23	156	-1	46	0	0	85	265
M1	69	69	14	28	3	9	6	24	2	16	0	0	0	0	94	146
2	39	39	8	16	1	3	1	4	3	19	0	0	0	0	52	81
3	-3	-3	-7	-14	-1	-3	4	16	0	3	2	30	0	0	-5	29
4	38	38	16	32	0	0	6	24	5	27	3	30	0	0	68	151
5A	44	44	-1	-2	0	0	0	0	1	6	0	0	0	0	44	48
5B	23	23	6	12	1	3	1	4	6	46	0	0	0	0	37	88
6	111	111	1	2	1	3	6	24	3	18	0	0	0	0	122	158
7	-21	-21	-1	-2	1	3	1	4	3	10	-1	-21	-11	-21	-29	-38
8	-8	-8	5	10	1	3	6	24	4	29	2	24	2	49	12	131
9	254	254	1	2	0	0	1	4	3	23	2	30	0	0	261	313
10	152	152	3	6	0	0	10	40	1	6	1	10	0	0	167	214
11	374	374	11	22	2	6	0	0	4	27	4	47	1	573	396	1,049
N1	-4	-4	-5	-10	-3	-9	-2	-8	-5	-29	0	0	0	0	-19	-60
2	-2	-2	-2	-4	-1	-3	3	12	3	22	2	22	2	134	5	181
3	-6	-6	-3	-6	0	0	2	8	7	47	0	0	2	63	2	106
4	-1	-1	20	40	15	45	16	64	27	180	59	759	5	143	141	1,230
5A	-7	-7	2	4	1	3	-2	-8	5	40	2	30	1	26	2	88
5B	-11	-11	9	18	-1	-3	2	8	9	63	3	38	3	87	14	200
6	6	6	1	2	2	6	0	0	9	57	4	53	1	30	23	154
7	-7	-7	-2	-4	-1	-3	4	16	5	34	2	29	3	63	4	128
8	-4	-4	-6	-12	0	0	4	16	1	8	1	11	2	81	-2	100
9	-9	-9	-17	-34	-2	-6	1	4	0	0	2	29	0	0	-25	-16
10	-9	-9	-5	-10	-1	-3	8	32	9	81	2	27	0	0	4	118
11	4	4	4	8	0	0	1	4	7	44	3	44	1	30	20	134
12	-15	-15	7	14	1	3	13	52	7	44	3	42	4	91	20	231
13	263	263	15	30	1	3	6	24	5	31	9	116	0	0	299	467
14	-25	-25	1	2	-2	-6	17	68	15	101	7	77	0	0	13	217
15	91	91	9	18	2	6	7	28	2	11	1	10	0	0	112	164

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
01	284	284	3	6	0	0	17	68	10	67	14	174	4	285	332	884
2	-49	-49	-9	-18	-2	-6	9	36	42	256	16	202	2	57	9	478
3	140	140	30	60	2	6	9	36	5	37	5	62	1	24	192	365
4	44	44	1	2	0	0	0	0	0	0	0	0	0	0	45	46
5A	390	390	1	2	0	0	0	0	0	0	0	0	0	0	391	392
5B	62	62	3	6	3	9	5	20	3	17	4	60	2	44	82	218
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	83	83	3	6	0	0	1	4	1	6	1	16	0	0	89	115
8B	78	78	4	8	1	3	0	0	2	14	1	12	0	0	86	115
9	17	17	2	4	0	0	1	4	3	21	0	0	0	0	23	46
P1	-3	-3	1	2	2	6	7	28	14	97	4	46	1	27	26	203
2	7	7	0	0	0	0	1	4	2	14	3	35	0	30	13	90
3A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	-2	-2	21	42	-1	-3	14	56	27	179	6	77	1	24	66	373
1B	27	27	10	20	1	3	0	0	6	35	1	18	3	66	48	169
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE B

NEW CONSTRUCTION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1967

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	3,531	3,531	538	1,076	91	273	332	1,328	700	4,613	403	5,267	137	8,345	5,732	24,433
A1	4	4	0	0	0	0	0	0	2	13	1	12	2	90	9	119
2	1	1	5	10	1	3	1	4	5	32	1	12	3	343	17	405
3	5	5	5	10	0	0	1	4	3	16	0	0	3	156	17	191
4	2	2	5	10	3	9	1	4	4	28	4	55	1	90	20	198
5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
6	0	0	0	0	0	0	2	8	2	14	3	40	1	194	8	256
7	2	2	1	2	3	9	0	0	4	25	0	0	3	207	13	245
8	0	0	1	2	2	6	1	4	4	25	3	45	1	36	12	118
9	1	1	1	2	0	0	0	0	1	6	3	41	1	27	7	77
10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
11	2	2	1	2	2	6	0	0	3	16	0	0	3	294	11	320
12	0	0	0	0	0	0	0	0	0	0	0	0	2	351	2	351
13	0	0	1	2	0	0	0	0	0	0	1	13	1	42	3	57
14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
15	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	2	810	2	810

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
B1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	1	1	5	10	2	6	0	0	3	20	5	69	2	45	18	151
4	0	0	4	8	0	0	1	4	14	107	5	65	1	24	25	208
5	2	2	0	0	2	6	2	8	6	44	7	94	2	45	21	199
6	3	3	0	0	0	0	0	0	4	28	11	140	6	371	24	542
7	7	7	0	0	0	0	0	0	4	31	4	56	2	41	17	135
8	7	7	0	0	1	3	0	0	1	7	2	28	0	0	11	45
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	3	12	18	114	3	37	1	24	25	190
2	0	0	0	0	0	0	2	8	31	188	8	109	0	0	41	305
E1	11	11	0	0	0	0	0	0	4	26	0	0	0	0	15	37
2	4	4	2	4	0	0	10	40	27	165	15	191	2	45	60	449
3	1	1	3	6	0	0	16	64	39	233	12	168	1	21	72	493
F1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G1	1	1	0	0	0	0	8	32	6	35	2	22	2	48	19	138
2	2	2	2	4	0	0	8	32	23	148	2	24	2	51	39	261
3	2	2	24	48	0	0	5	20	9	68	6	70	0	0	46	208
4	4	4	15	30	3	9	2	8	18	116	8	112	1	24	51	303
H1	1	1	0	0	0	0	2	8	19	122	4	53	1	20	27	204
2	0	0	0	0	0	0	0	0	17	117	4	60	0	0	21	177
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	0	0	3	23	4	55	3	99	10	177
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
4	2	2	3	6	2	6	1	4	7	51	3	33	0	0	18	102
5A	3	3	3	6	0	0	1	4	9	57	8	107	0	0	24	177
5B	2	2	1	2	3	9	6	24	10	64	6	70	0	0	28	171
6	1	1	0	0	0	0	1	4	1	8	1	17	2	201	6	231
7	2	2	2	4	0	0	1	4	3	21	1	15	5	167	14	213
8	1	1	0	0	0	0	0	0	1	7	13	174	8	333	23	515
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	4	33	7	102	3	70	16	213
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	12	187	3	75	25	325
18	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
19	5	5	51	102	2	6	1	4	4	30	4	67	3	99	70	313
20	1	1	10	20	3	9	4	16	6	42	2	24	1	21	27	133
K1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
L1	13	13	27	54	4	12	13	52	14	97	3	41	1	30	75	299
2	1	1	5	10	1	3	7	28	5	35	3	41	2	60	24	178
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	90	90	8	16	0	0	8	32	1	6	2	20	0	0	109	164
5A	52	52	8	16	0	0	2	8	3	18	6	72	0	0	71	166
5B	73	73	0	0	0	0	0	0	23	156	19	206	0	0	115	435
M1	81	81	15	30	3	9	6	24	2	16	0	0	0	0	107	160
2	48	48	9	18	1	3	1	4	3	19	0	0	0	0	62	92
3	4	4	12	24	0	0	4	16	2	14	2	30	0	0	24	88
4	58	58	21	42	0	0	6	24	5	27	3	30	0	0	93	181
5A	50	50	0	0	0	0	0	0	1	6	0	0	0	0	51	56
5B	64	64	13	26	2	6	1	4	6	46	0	0	0	0	86	146
6	136	136	3	6	3	9	6	24	3	18	0	0	0	0	151	193
7	16	16	4	8	2	6	2	8	3	16	0	0	0	0	27	54
8	50	50	9	18	1	3	6	24	5	34	2	24	2	49	75	202
9	261	261	3	6	0	0	1	4	3	23	2	30	0	0	270	324
10	163	163	3	6	0	0	10	40	1	6	1	10	0	0	178	225
11	423	423	12	24	3	9	3	12	4	27	4	47	1	573	450	1,115
N1	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
2	0	0	1	2	0	0	3	13	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	8	54	0	0	2	63	14	127
4	16	16	22	44	15	45	19	76	27	180	59	759	5	143	163	1,263
5A	0	0	5	10	2	6	0	0	6	45	2	30	1	26	16	117
5B	2	2	11	22	0	0	2	8	9	63	3	38	3	87	30	220
6	13	13	6	12	3	9	2	8	9	57	4	53	1	30	38	182
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	2	81	9	112
9	0	0	0	0	0	0	1	4	3	17	2	29	0	0	6	50
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	2	6	13	52	7	44	3	42	4	91	46	262
13	275	275	15	30	1	3	6	24	5	31	9	116	0	0	311	479
14	3	3	2	4	1	3	17	68	17	114	7	77	0	0	47	269
15	155	155	16	32	2	6	8	32	2	11	1	10	0	0	184	246

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
01	301	301	12	24	0	0	17	68	10	67	14	174	4	285	358	919
2	2	2	2	4	2	6	9	36	42	256	15	202	2	57	74	563
3	173	173	31	62	2	6	9	36	5	37	5	62	1	24	227	400
4	46	46	1	2	0	0	0	0	0	0	0	0	0	0	47	48
5A	395	395	1	2	0	0	0	0	0	0	0	0	0	0	396	397
5B	84	84	4	8	3	9	5	20	3	17	4	60	2	44	105	242
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	94	94	3	6	0	0	1	4	1	6	1	16	0	0	100	126
8B	107	107	5	10	1	3	0	0	2	14	1	12	0	0	116	146
9	63	63	6	12	1	3	1	4	3	21	0	0	0	0	74	103
P1	7	7	3	6	2	6	7	28	15	103	4	46	1	27	39	223
2	9	9	0	0	0	0	1	4	2	14	3	35	0	0	15	62
3A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	26	26	28	56	1	3	15	60	27	179	6	77	1	24	104	425
1B	27	27	10	20	1	3	1	4	6	35	1	18	3	66	49	173
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE C

DEMOLITION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1967

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit.	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1,427	1,427	418	838	125	375	58	232	135	902	39	492	9	327	2,211	4,593
A1	1	1	1	2	0	0	0	0	1	5	0	0	0	0	3	8
2	8	8	4	8	0	0	0	0	0	0	0	0	0	0	12	16
3	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
4	10	10	4	8	2	6	1	4	2	11	0	0	0	0	19	39
5	1	1	1	2	0	0	1	4	0	0	0	0	0	0	3	7
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	5	5	3	6	0	0	0	0	0	0	0	0	0	0	8	11
8	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
9	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
10	0	0	1	2	3	9	0	0	2	13	0	0	1	20	7	44
11	4	4	2	4	0	0	0	0	3	20	1	12	2	44	12	84
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28

Demolition--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	4	4	7	14	0	0	1	4	1	5	0	0	0	0	13	27
4	6	6	5	10	4	12	0	0	0	0	1	12	0	0	16	40
5	10	10	9	18	1	3	0	0	1	5	0	0	0	0	21	36
6	6	6	2	4	3	9	0	0	1	8	2	21	0	0	14	48
7	9	9	1	2	0	0	1	4	2	13	3	48	0	0	16	76
8	7	7	5	10	0	0	0	0	1	6	1	12	0	0	14	35
9	6	6	7	14	1	3	0	0	2	15	0	0	0	0	16	38
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	19	19	11	22	3	9	0	0	2	11	0	0	0	0	35	61
2	27	27	10	20	1	3	0	0	1	6	0	0	0	0	39	56
E1	4	4	1	2	0	0	1	4	0	0	0	0	0	0	6	10
2	35	35	5	10	0	0	0	0	0	0	0	0	0	0	40	45
3	47	47	8	16	6	18	3	12	1	8	0	0	0	0	65	101
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	18	18	0	0	1	3	0	0	0	0	0	0	0	0	19	21
2	21	21	2	4	0	0	1	4	0	0	0	0	0	0	24	29
3	15	15	0	0	0	0	1	4	0	0	1	18	0	0	17	37
4	22	22	2	4	2	6	0	0	0	0	0	0	0	0	26	32
H1	23	23	1	2	4	12	1	4	3	16	0	0	0	0	32	57
2	19	19	4	8	2	6	0	0	1	5	0	0	0	0	26	38

Demolition--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	4	4	1	2	1	3	1	4	2	14	3	38	0	0	12	65
2	11	11	7	14	7	21	3	12	2	13	0	0	0	0	30	71
3	6	6	6	12	1	3	1	4	0	0	0	0	0	0	14	25
4	16	16	6	12	1	3	0	0	0	0	0	0	0	0	23	31
5A	14	14	3	6	3	9	1	4	2	12	2	20	0	0	25	65
5B	11	11	3	6	0	0	1	4	0	0	2	25	0	0	17	46
6	7	7	7	14	4	12	2	8	1	9	2	23	0	0	23	73
7	6	6	8	16	4	12	2	8	2	13	2	24	0	0	24	79
8	5	5	11	22	9	27	3	12	4	23	8	101	1	42	41	232
9	2	2	2	4	1	3	1	4	3	20	0	0	0	0	9	33
10	7	7	8	16	1	3	2	8	3	19	1	11	0	0	22	64
11	1	1	4	8	2	6	0	0	1	6	1	13	0	0	9	34
12	0	0	1	2	1	3	0	0	2	11	0	0	0	0	4	16
13	4	4	1	2	0	0	0	0	2	12	0	0	0	0	7	18
14	7	7	7	14	2	6	0	0	0	0	0	0	0	0	16	27
15	2	2	1	2	0	0	1	4	5	41	0	0	0	0	9	49
16	1	1	1	2	3	9	0	0	2	13	0	0	0	0	7	25
17	3	3	6	12	1	3	0	0	0	0	0	0	0	0	10	18
18	4	4	3	6	1	3	0	0	3	23	1	12	0	0	12	48
19	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
20	7	7	3	6	0	0	1	4	1	8	0	0	0	0	12	25
K1	3	3	1	2	1	3	1	4	1	5	0	0	0	0	7	17
2	0	0	5	10	1	3	1	4	2	14	0	0	1	120	10	151
3	2	2	1	2	3	9	1	4	2	12	1	10	0	0	10	39
4	6	6	7	14	0	0	0	0	1	6	0	0	0	0	14	26
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	9	9	3	6	2	6	1	4	5	30	1	12	0	0	21	67

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
L1	43	43	9	18	2	6	1	4	12	95	0	0	1	20	68	188
2	22	22	9	18	1	3	0	0	3	18	1	12	0	0	36	73
3	11	11	6	12	2	6	1	4	1	5	0	0	0	0	21	38
4	40	40	5	10	0	0	0	0	0	0	0	0	0	0	45	50
5A	34	34	5	10	0	0	0	0	3	24	0	0	0	0	42	68
5B	10	10	0	0	0	0	0	0	20	160	0	0	0	0	30	170
M1	12	12	1	2	0	0	0	0	0	0	0	0	0	0	13	14
2	9	9	1	2	0	0	0	0	0	0	0	0	0	0	10	11
3	7	7	19	38	1	3	0	0	2	11	0	0	0	0	29	59
4	20	20	5	10	0	0	0	0	0	0	0	0	0	0	25	30
5A	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
5B	41	41	7	14	1	3	0	0	0	0	0	0	0	0	49	58
6	25	25	2	4	2	6	0	0	0	0	0	0	0	0	29	35
7	37	37	5	10	1	3	1	4	0	0	0	0	1	21	45	75
8	58	58	4	8	0	0	0	0	1	5	0	0	0	0	63	71
9	7	7	2	4	0	0	0	0	0	0	0	0	0	0	9	11
10	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
11	49	49	1	2	1	3	3	12	0	0	0	0	0	0	54	66
N1	6	6	5	10	3	9	2	8	5	29	0	0	0	0	21	62
2	2	2	3	6	1	3	0	0	1	6	0	0	0	0	7	17
3	8	8	3	6	0	0	0	0	1	7	0	0	0	0	12	21
4	17	17	2	4	0	0	3	12	0	0	0	0	0	0	22	33
5A	7	7	3	6	1	3	2	8	1	5	0	0	0	0	14	29
5B	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
6	7	7	5	10	1	3	2	8	0	0	0	0	0	0	15	28
7	7	7	3	6	1	3	0	0	0	0	0	0	0	0	11	16
8	4	4	7	14	0	0	0	0	1	5	1	11	0	0	13	34
9	9	9	17	34	2	6	0	0	3	17	0	0	0	0	31	66
10	10	10	7	14	2	6	1	4	7	39	0	0	0	0	27	73
11	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
12	22	22	3	6	1	3	0	0	0	0	0	0	0	0	26	31
13	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
14	28	28	11	22	3	9	0	0	1	5	0	0	0	0	44	72
15	64	64	7	14	0	0	1	4	0	0	0	0	0	0	72	82

Demolition--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
01	17	17	9	18	0	0	0	0	0	0	0	0	0	0	26	35
2	51	51	11	22	4	12	0	0	0	0	0	0	0	0	66	85
3	33	33	1	2	0	0	0	0	0	0	0	0	0	0	34	35
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	22	22	1	2	0	0	0	0	0	0	0	0	0	0	23	24
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
8B	29	29	1	2	0	0	0	0	0	0	0	0	0	0	30	31
9	46	46	4	8	1	3	0	0	0	0	0	0	0	0	51	57
P1	10	10	2	4	0	0	0	0	1	6	0	0	0	0	13	20
2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	28	28	7	14	2	6	1	4	0	0	0	0	0	0	38	52
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

Source: San Francisco Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

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This report was written by Mr. James Paul, Urban Sociologist. Direction in data analysis was given by Mr. Maurice Groat, Senior Planner in charge of the Community Analysis and Research section of the Department of City Planning. Research assistance was provided by Miss Kathleen Cullinan, and graphic assistance by Miss Eda Kavin, under the supervision of Mr. Frank Hendricks, Senior City Planning Draftsman. Clerk-typist was Miss Lenora Lee.